UNOFFICIAL GOPY 2 3

MORTGAGE

J4486**523**

(herein Borrower'), and Mortgage HOUSEHOLD FINANCE CORPORATION [11] a corporation organized and existing under the laws of Delaware MICHIGAN BLOS RM 420, 625 N MICHIGAN, CHICAGO, 14 B0011 The following paragraph precoded by a checked box is applicable. WHERE'S, Borrower is indebted to Lender in the principal sum of \$ evidenced by Barover's Loan Agreement dated (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments with the belance of the incibelochess, if not soomer paid, due and payable on WHEREAS, Borrow's mindebted to Lender in the principal sum of \$ 25,000,000, or so much there as may be advanced pursuant to Borrower's Revolving Loan Agreement and AUGUST 20, 1991. And extensions and renewals thereof (terein "Note"), providing for monthly installments, and interest site has the rate and the terms apposited in the Note, including any adjustments in the interest rate if that rate is variable, and providing for rotal limit stated in the principal sum of \$ 25,000,00 TO SECURE to Londer the response of the coverage and initial advance of \$ 25,000,00 TO SECURE to Londer the response of the coverage and agreements of Borrower berein contained, Borrower benefit in the County of COOK TO SECURE to Londer the response of the coverage and agreements of Borrower berein contained, Borrower benefit in the County of COOK TO SECURE to Londer the response of the coverage and agreements of Borrower berein contained, Borrower benefit in the principal and convey to Lender and under a succession and assigns the following described property located in the County of COOK LOT 13 AND THE SOUTH 7 FEET OF LOT 12 IN BLOCK 6. IN FALLIS AND GANO'S ADDITION TO PULLIAN. BEING 4 A ACRES OF THE PART LYING EAST OF HE WEST 4 A ACRES OF THE PART LYING EAST OF HE WEST 12 OF THE COLON STATE OF THE COLON STATE OF THE THIRD PRINCIPAL MERITINA IN COOK COUNTY, ILLINOIS. **STATE OF THE PART LYING EAST OF HE WEST ADDITION TO PULLIANDER IN COUNTY BLOCK OUNTY BLOCK OUNTY BLOCK OUNTY BLOCK	(he	ITUS M WENA L	EWIS.DIVO	is made this RCED AND N	OT REMARRI	ED	US I	<u>91</u> 5:	, between the M	···or ·gagor,
a corporation organized and existing under the laws of DEL MARIE whose address is MICHIGAN BLOS RM 430, 825 N MICHIGAN, CHICAGO, IL 80011 The following paragraph precoded by a checked box is applicable. WHEREAS, Borrower is indebted to Lender in the principal sum of \$ and any extensions or renewals there exists to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments or principal and interference in the angulate of payments or the contract rate if that rate is variable with the balance of the indebtedness, if not sooner paid, due and payable on WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 25,000.00 , or so much thereo as may be advanced pursuant, on Borrower's Revolving Loan Agreement dated August 20, 1991 and extensions and renewals thereof (Userian Note's), providing for monthly installments, and interest at the rate and under the terrors specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for routing any adjustments in the interest rate of the trate is remarkable; (2) future advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in secondance herewith to protect was the rate and under the payment of all other sums, with interest thereon, advanced in secondance herewith to protect security of this Mortgage, rand and convey to Lender and varianced as secondars and excessors and easigns the following described properly located in the County of COOK State of Illinois OF THE PART LY ING EAST OF THE WEST 49 ACRES OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21. TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIND PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. DEPT-01 RECOgning 123-333 TRAG 5792 08/26/91 0 10377 * C 24-91-432 COURK COUNTY FEURBER 25 - 21 - 422 - 525	7117	. 1					OPPOPATION	1 1		
WHERE'S, Borrower is indebted to Lender in the principal sum of \$ evidenced by Borroy er's Loan Agreement dated		corporati	on organize	d and existing	under the law	VB OF DELA	WARE	<u> </u>	whoe	e address is
WHEREAS, Borrower is indebted to Lender in the principal sum of \$ evidenced by Barover's Loan Agreement dated (including those pure and to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments or principal and interest including any adjustments to the amount of payments or the contract rate if that rate is variable with the balance of the bashedeness, if not sooner paid, due and payable on WHEREAS, Borrower's indebted to Lender in the principal sum of \$ 28,000.00, or so much thereo as may be advanced pursuant to Borrower's Revolving Loan Agreement dated August 20, 1991	MI	CHIGAN	BLDG RM	430, 625 N	MICHIGAN,	CHICAGO;	IL 80811	<u></u>		
WHERE'AS, Borrower is indebted to Lender in the principal sum of \$ evidenced by Borrover's Loan Agreement dated (including those pure ant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments or principal and interest including any adjustments to the amount of payments or the contract rate if that rate is variable with the balance of the interesting the principal sum of \$ 25,000,00 WHERE'AS, Borrower's indebted to Lender in the principal sum of \$ 25,000,00 WHERE'AS, Borrower's indebted to Lender in the principal sum of \$ 25,000,00 WHERE'AS, Borrower's indebted to Lender in the principal sum of \$ 25,000,00 WHERE'AS, Borrower's endebted to Lender in the principal sum of \$ 25,000,00 TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon including any increases if the contract rate is variable, (2) future advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (4) the performance of the covelants and agreements of Borrower herein contained, Borrower doe hereby mortgage, grant and convey to Lender and, suder's successors and assigns the following described properticoated in the County of COOK LOT 13 AND THE SOUTH 7 FEET IOF LOT 22. IN BUOK 8, IN FALLIS AND GANO'S ADDITION TO PULLMAN, PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 49 AGRES OF THE REST 1/2 OF THE SOUTHERST 1/4 OF SECTION 2.1. TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIND PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. DEPT-01 RESUFING 153337 TRAY 2.722 08/26/91 0 1633337 TRAY 2.722 08/26/91 0	*(*	or Linea	de Greenere				7.1.1			
evidenced by Baroler's Loan Agreement dated (including those pursuant to any Rengotisble Rate Agreement) (herein "Note"), providing for monthly installments or principal and interest including any adjustments to the amount of payments or the contract rate if that rate is variable with the balance of the including any adjustments in the principal sum of \$ 25,000.00, or so much there as may be advanced pursuant to Borrower's Revolving Loan Agreement dated AUGUST 20, 1961 and extensions and renewals thereof (".rein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for receit limit stated in the principal sum are ve and an initial advance of \$ 25,000.00; TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon, advanced in secondance any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in secondance herewith to protect the security of this Mortages; and (4) the performance of the coverans and agreements of Borrower berein contained, Borrower declared in the County of		The folk	owing parag	raph preceded	by a checked	box is applica	i ble.			
evidenced by B.A. To let's Loan Agreement dated (including those pursuant to any Renegotisble Rate Agreement) (herein "Note"), providing for monthly installments on principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable with the balance of the locabledness, if not sooner paid, due and payable on			HANDER V.C.	D		مساملة أسار مدفرة	incinal sum of C	i.,		
(including those pureant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments or principal and interest including any adjustments to the amount of payments or the contract rate if that rate is variable with the balance of the locabledness, if not sooner paid, due and payable on	evi	denced	by Brancise	er's Loan Agr	reement dated	∄	• •	and any exter	nsions or renev	wals thereof
with the balance of the locabtedness, if not sooner paid, due and payable on	(in	cluding	those pursu	ent to any Rei	negotiable Ra	te Agreement	(herein "Note"	'), providing f	or monthly ins	tallments of
as may be advanced pursuant so Borrower's Revolving Loan Agreement dated AUGUST 20 1991 and extensions and renewals thereof. (*I crein 'Note'). providing for monthly installments of interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for it credit limit stated in the principal survas of ve and an initial advance of \$ 25,000.00 TO SECURE to Lender the reps ment of (1) the indebtedness evidenced by the Note, with interest thereon advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (4) the performance of the coveriens and agreements of Borrower berein contained, Borrower doe hereby mortgage, grant and convey to Lender and a under's successors and assigns the following described property located in the County of COOK LOT 13 AND THE SOUTH 7 FEET IOF LOT 12. IN BLOCK 8, IN FALLIS AND GAND'S ADDITION TO PULLMAN. PEING A SUBDIVISION OF THE PART LYING EAST OF THE "HEST 49 ACRES OF THE EAST 1/2 OF THE "SOUTHEAST 1/4 OF SECTION 21. TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 RELOCTING TE3333 TRAN 5292 08/26/71:0 40337 * C 14-91-432 COOK COUNTY FECORDER **DEPT-01 RELOCTING** **OUR COUNTY FECORDER**	wit	th the ba	lance of the	in rouning any	if not sooner	paid, due and	payable on			
as may be advanced pursuant so Borrower's Revolving Loan Agreement dated AUGUST 20 1991 and extensions and renewals thereof. (*I crein 'Note'). providing for monthly installments of interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for it credit limit stated in the principal survas of ve and an initial advance of \$ 25,000.00 TO SECURE to Lender the reps ment of (1) the indebtedness evidenced by the Note, with interest thereon advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (4) the performance of the coveriens and agreements of Borrower berein contained, Borrower doe hereby mortgage, grant and convey to Lender and a under's successors and assigns the following described property located in the County of COOK LOT 13 AND THE SOUTH 7 FEET IOF LOT 12. IN BLOCK 8, IN FALLIS AND GAND'S ADDITION TO PULLMAN. PEING A SUBDIVISION OF THE PART LYING EAST OF THE "HEST 49 ACRES OF THE EAST 1/2 OF THE "SOUTHEAST 1/4 OF SECTION 21. TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 RELOCTING TE3333 TRAN 5292 08/26/71:0 40337 * C 14-91-432 COOK COUNTY FECORDER **DEPT-01 RELOCTING** **OUR COUNTY FECORDER**	_			700	• •	:				
Iocated in the County of COOK LOT 13 AND THE SOUTH 7 FEET OF LOT 2. IN BLOCK 8, IN FALLIS AND GANO'S ADDITION TO PULLMAN PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 RESOLUTING THE 3333 TRAN 3792 08/26/91:0' \$0397 \$ C /2-91-436 COOK COUNTY FEODROER \$143652:3	7	X W	HEREAS,	Borrower ar in	idebted to Le	nder in the pr	incipal sum of \$	25,000.00	, or so m	_
Cook State of Illinois Cook State of Illinois	ext	may be	advanced p and renewal	pursuant to B a thereof () or	iorrower's Re ein "Note").	eroviding Loan	monthly installs	nents, and int	20, 1991 crest at the rat	
Cook State of Illinois Cook State of Illinois	o the	terms a	pecified in t	the Note, inclu	uding any adji	ustments in th	e interest rate if	that rate is v	ariable, and pro	viding for a
located in the County of COOK LOT 13 AND THE SOUTH 7 FEET OF LOT 12. IN BLOCK 8, IN FALLIS AND GANO'S ADDITION TO PULLMAN PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 48 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 REJORJING THE3333 TRAN 2792 08/26/91:0* - DEPT-01 REJORJING THE3333 TRAN 2792 08/26/91:0* - COOK COUNTY FLORDER - DEPT-01 REJORJING THE3333 TRAN 2792 08/26/91:0* - COOK COUNTY FLORDER	CLE			, ,						
Iocated in the County of COOK LOT 13 AND THE SOUTH 7 FEET OF LOT 12. IN BLOCK 8, IN FALLIS AND GANO'S ADDITION TO PULLMAN PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 REJORJING T43333 TRAN 2792 08/26/91:0* - DEPT-02 REJORJING T43333 TRAN 2792 08/26/91:0* - COOK COUNTY FE CORDER - S143652:3	ó.	: T (O SECURE	to Lender th	ie repaj mer t	of (1) the inc	lebtedness evide	enced by the N	lote, with inter	est thereon,
located in the County of COOK LOT 13 AND THE SOUTH 7 FEET OF LOT 12. IN BLOCK 8, IN FALLIS AND GANO'S ADDITION TO PULLMAN PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 48 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 REJORJING THE3333 TRAN 2792 08/26/91:0* - DEPT-01 REJORJING THE3333 TRAN 2792 08/26/91:0* - COOK COUNTY FLORDER - DEPT-01 REJORJING THE3333 TRAN 2792 08/26/91:0* - COOK COUNTY FLORDER) inc	luding a	ny increases fall other	if the contrac	t rate is warm	ble; (2) future	: advances under in accordance !	r any Revolvis nerewith to p	ig Loan Agreen rotect the secu	nent; (3) the crity of this
Iocated in the County of COOK LOT 13 AND THE SOUTH 7 FEET OF LOT 12. IN BLOCK 8, IN FALLIS AND GANO'S ADDITION TO PULLMAN PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 25 - 21 - 428 - D25 DEPT-01 REJORJING T43333 TRAN 2792 08/26/91:0* - DEPT-02 REJORJING T43333 TRAN 2792 08/26/91:0* - COOK COUNTY FE CORDER - S143652:3	Mo	ortenge:	and (4) the	performance	of the cove	ian's and agr	eements of Bor	rrower herein	contained, Box	rrower does
LOT 13 AND THE SOUTH 7 FEET OF LOT 17 IN BLOCK B. IN FALLIS AND GANG'S ADDITION TO PULLMAN PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 40 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THITD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DEPT-01 RESOFTING T#3333 TRAN 2792 08/26/91 0 #0377 #C # 91-436 COOK COUNTY FLOORDER \$1436523	,	reby mo	rtgage, gran	it and convey	to Lender a	nd i under's s	uccessors and a	asigns the fol	lowing describ	ed property
FALLIS AND GANO'S ADDITION TO PULLMAN. PEING A SUBDIVISION OF THE PART LYING EAST OF THE WEST 48 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DEPT-01 RELDEJING T\$3333 TRAN 5792 08/26/91 0* \$13333 TRAN 5792 08/26/91 0* \$000 COUNTY FLUDRDER	loc	ated in t	he County o	» <u>cook</u>	<u> </u>				Stati	e of Immors:
SUBDIVISION OF THE PART LYING EAST OF THE YEST 40 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS 25 - 21 - 428 - D25 DEPT-01 RELIGIING T#3333 TRAY 1792 08/26/91 0 #0397 # C 41-91-436 COOK COUNTY F. DORDER	∑		LOT 13 A	ND THE SOU	TH 7 FEET!	OF LOT 12,	IN BLOCK 8,	:IN		•
OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DEPT-01 RESOLUTION 143333 TRAN 5792 08/26/91 0 +0397 + C	3							ACRES		
DEPT-01 RESURTING T#3333 TRA4 292 08/26/91 0 0000 COUNTY F. CORDER \$1436523			OF THE E	AST 1/2 OF	THE SOUTH	EAST 1/4 0	F SECTION 21			
25 - 21 - 428 - 025 DEPT-01 REJULTING 1 + 3333 TRAY 5292 08/26/91: 0 +0397 + C COOK COUNTY F. CORDER 9143652:3		+ 1	TOWNSHIP	37 NORTH,	RANGE 14	EAST OF THE	I THICO PRIN	CIPAL		:
DEPT-01 RECOGNING T#3333 TRAN 5292 08/26/91 0 +0397 + C			MERILIAN	IN COOK C	DOMEST CEL	111013.			•	
DEPT-01 RECOGNING T#3333 TRAY 2792 08/26/71:0 +0397 + C	*							/_		
DEPT-01 RECOGNING T#3333 TRAN 5292 08/26/91 0 +0397 + C										
DEPT-01 RECOGNING T#3333 TRAN 5292 08/26/91:0 +0397 + C			tir t			· · · · · · · · · · · · · · · · · · ·	1 7		•	
DEPT-01 RECOGNING T#3333 TRAN 5292 08/26/91 0 +0397 + C			•		29	5-21-	-428 -1)25		
DEPT-01 RECUCJING T+3333 TRAC 272 08/26/71 0 \$-0397 \$ C			4							
T#3333 TRAM 5.792 08/26/91: 0 *0397 * C ***-91.— #32 COOK COUNTY FROMDER ***********************************						*. : : : : : : : : : : : : : : : : : : :				
**************************************								DEPT-01	RESURDING TRAGES292 08	3/26/91:09
					•	9		- 0397 :	; C *-9	1-436
The second of th						0.0	S. J. S. S. L. W. L.	. Cour	COUNTIFICO	wen.
all and the control of the control o	V.	r y str								
Agricultura de la composición del la composición del la composición de la composición de la composición del la composición d										
		$(1/\sqrt{4})_{t \in \mathcal{T}_{t}} (t) \leq t$	to describe the state of the st							and the same of th
1		region and	e de la companya de l					3 - 3 - 3. J		ene tien
The state of th		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	en e	en de la composition de la composition Composition de la composition de la co			in the state of th
and the Marian Commence of the Commence of the The Commence of the Commence of		tianto e estima positivo	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
randi. Distribution of the control of the c								_		
and the territorial and the control of the control						100 mg 2		51	[4369%)	2 1 4 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
which has the address of a common site interior and 17 or the control of the Cont										
which has the address of 11828'S L'AFAYETTE 2011 15 15 15 15 15 15 15 15 15 15 15 15 1	distribution of the state of th		tana a			and the second				•

UNOFFICIAL COPY

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage,

grant and convey the Property, and that the property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands,

covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest at Variable Rates. This mortgage secures all payments of principal and interest due on a variable rate loan. The contract rate of interest and payment amounts may be subject to change as provided in the Note. Borrowers shall promptly pay when due all amounts required by the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Finds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender. deed of trust if such holder is an institutional lender.

apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower intenst on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing s' the time of execution of this Mortgage that interest on the Funds shall be paid to be paid Lender shall not be Borrower, and unless such agree nent is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any merest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insure see premiums and ground rents, shall exceed the amount required to payable taxes, assessments insure and ground rents as they fall due such exceed the amount required to payable taxes.

taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the said of the Property or its acquisition by Lender, any Funds

held by Lender at the time of application as a credit against the rums secured by this Mortgage.

3. Application of Payments. All payments received by Londer under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Londer by Borrower under paragraph 2 hereof, then to interest, and then to the principal.

4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents if any

Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender

may require.

The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of any in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof

of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including

reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the contract rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may take or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related

to Lender's interest in the Property.

UNOFFICIAL COPY:

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement

with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or

remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other accommodations with regard to the Property of the Proper Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mongage or the Note without that Borrower's consent and without releasing that Borrower or modifying

this Mortgage 23 to that Borrower's interest in the Property.

this Mortgage 25.0 hat Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflicts shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting

conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy, Borrower shall be lymished a conformed copy of the Note and of this Mortgage at the time

of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Bor ower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in

of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfer all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase monty security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a degree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trut in which the Borrower is and remains a beneficiary and which does not relate to a transfer of rights of occupancy in the foreign of the Borrower shall cause to be submitted information required by Lender to evaluate the transferce as if a new home transfer of the transferce. Borrower will continue to be obligated under the Note and this Mortgage unless Lender, releases Borrower in writing. Borrower will continue to be obligated under the Note and this Mortgage unless Lende, releases Borrower in writing.

If Lender does not agree to such sale or transfer, Lender may declare all of the sum's secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shell mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period or not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or a mand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when the any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure. If proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to,

UNOFFICIAL COPY

4-

reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof, in

abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 7 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge

to Borrower. Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property under state or Federal law.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

000 PX	Rowers Louis -Borrower			
Ox	-Borrower			
STATE OF ILLINOIS,	County ss:			
I, LAURA AMAROR , Not ROWENA LEWIS	tary Public in and for said county and state, do hereby certify that			
personally known to me to be the same person(s) where	same(s) subscribed to the foregoing instrument, that 5 he signed and delivered the said instrument as free voluntary act, for the uses and purposes therein set forth.			
Given under my hand and official seal, this	day of Rugart, 19 91.			
My Commission expires:	Laura Arrador			
"OFFICIAL" SEAL" LAURA AMADOR Notary Public, State of Illinois My Commission Expires Sept. 14, 1993	Notary Public This instrument was prepared by: C. WACSH (Name) C. M. CAICAR			
(Space Bulow This Line B	CNILI GO ICC (106/1) (A. d ess) Reserved For Lender and Recorder)			
(Space below This Line P	Complete for Lender and Novelocity			

Return To: Household Finance Corporation 961 Weigel Drive Elmhurst, IL 60126

The second secon